

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Annual and Regular Meeting of June 18, 2015 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

David Lahousse, Chairman  
Bernadette Rochefort, Vice Chairwoman  
Sally Anthony  
Charles Baldelli  
Roger Bouchard  
Marc Dubois

Attorney Joseph J. Rodio, Sr.  
Patrick Morganelli  
Christine O'Connor  
Theresa Corbeille - absent

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2. The Chairman asked for a motion to take New Business Item A. Presentation of two Gerard Frappier/WHA Scholarships, out of order. A motion was made by Commissioner Dubois and seconded by Commissioner Baldelli. The Board unanimously voted (6-0) to accept.

Awards were presented to Adin Bridges of Morin Heights and Jaston Robinson of Veteran's Memorial. The Property Manager from each family development gave an overview of the achievements of the recipient from her development. The Director invited each recipient to complete an application if they are interested looking for a summer job.

3. Good and Welfare for the Audience – none

4. Good and Welfare for the Commissioners

Commissioner Dubois asked if the Woonsocket Housing Authority is still sponsoring WHA youth to attend the summer camp for the Boys and Girls Club. Director Morganelli replied that this year the WHA agreed to sponsor a tee at the golf tournament, but not the transportation costs for Camp Ramsbottom as in previous years. The Director stated that he does not have enough of a handle on the WHA finances yet. He said he is keeping more of a watchful eye on how the WHA does business than in the past. Commissioner Dubois indicated that Dan Grabowski from the Boys and Girls Club is still waiting for a response. The Director stated that he had returned Mr. Grabowski's call over a week ago. Attorney Rodio offered to donate \$1000 to the Boys and Girls Club on behalf of the WHA.

Commissioner Anthony inquired about a new Commissioner. The Chairman replied that there is not a new appointee at this time. Commissioner Corbeille has reached out to the Mayor to see if she can stay on the Board, but she cannot at this time as she is no longer a WHA resident and the opening is for a resident Commissioner.

5. On motion by Commissioner Baldelli, seconded by Commissioner Anthony, the Board unanimously voted (6-0) to accept the minutes for the regular meeting of May 21, 2015.
6. On motion by Commissioner Baldelli, seconded by Commissioner Vice Chairwoman Rochefort, the Board unanimously voted (6-0) to accept bills paid for the month of May 2015.
7. On motion by Commissioner Baldelli, seconded by Commissioner Vice Chairwoman Rochefort, the Board unanimously voted (6-0) to accept Communications and Interest of the Authority, A - E.

Director Morganelli spoke about the Emergency Security and Safety Grant which the WHA was not awarded in the lottery process; PHAS scores by which the WHA has been designated a Standard Performer; SEMAP score of Standard Performer; REAC scores of the three highrise buildings inspected were 97s and 98s which is High Performer status; the family properties did not score as well but the Director indicated that he expects a dramatic improvement by next year. The Director recognized newsworthy events in the lives of Commissioners and staff.

8. The Chairman asked for a motion to approve and place on file for the purposes of discussion, the report of the Secretary. On a motion by Commissioner Baldelli and seconded by Commissioner Anthony, the Board unanimously voted (6-0) to accept.

The Director submitted his Executive Summary as written highlighting recent procurement which resulted in an attitude of doing business in a more effective, efficient and economic manner; one goal is to close the WHA Central Supply warehouse. Regarding the Standard Performer status of the REAC and SEMAP scores, while High Performer status is the goal, the staff's achievements are recognized because of the challenges faced during the reporting period 2014. The WHA is just 4-5 points away from High Performer status and the Director is confident that the WHA will reach that goal because processes are improving and staff is being trained. The Chairman noted that the lower scores that hurt the WHA are not at the highrises, but rather at the family developments because the millions of dollars needed for repairs is not available. New reports have been created including the Designated Housing Report which tracks the number of elderly vs. young and disabled in the highrises. HUD requires 15% young and disabled per building. WHA highrises have some over, some under. There was some discussion about asking HUD permission to designate one building as young and disabled rather than having them scattered among the four highrise buildings. Commissioner Baldelli stated that the two populations are not a good mix; the elderly are afraid and nervous. Vice Chairwoman Rochefort said it is not an uncomfortable situation with the integration at Kennedy Manor. She and Commissioner Bouchard do not think the concentration concept is a good one. The Director said he would research the subject more and would include his conversation with HUD as an attachment to the report that he sends out in June. The Director discussed the new overhoused/underhoused report that was developed to monitor residents residing in the wrong sized apartment. These stats were previously not monitored.

On the development side the Director spoke of setting up the non-profit, which needs a name. He asked the Board for suggestions. The Housing Choice Neighborhood Plan weekly meetings have started with Blackstone Valley Neighborworks. The WHA has received a RAD award; the Director is awaiting a HUD notice and to be assigned a HUD representative. The Director received training from Federal Home Loan Bank on their funding mechanism for how they select affordable housing new development. Director Morganelli met with RI Housing Finance Authority regarding the RAD grant and the City's interest in assisting with the revitalization of the neighborhoods.

The Director discussed the Army Corps of Engineers requesting an easement on our Kennedy Manor property; ongoing. FEMA Grant is pending. The Director will make a recommendation on the passbook rate in the August meeting. Director Morganelli is conducting coffee hours with residents at the different properties.

Commissioner Dubois commented on requirements for housing as "disabled." He commented on how rents increase as wages do, and at a certain point residents on disability lose their health benefits; they actually lose money by working so many choose not to work.

9. The Chairman asked for a motion to approve and place on file for the purposes of discussion, the reports of the Direct Staff, legal and financial. On a motion by Commissioner Baldelli and seconded by Commissioner Anthony, the Board unanimously voted (6-0) to accept.

10. The Chairman asked for a motion to approve and place on file for the purposes of discussion, New Reports. On a motion by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort, the Board unanimously voted (6-0) to accept.

11. Report of Committees – none

12. Unfinished Business

- A. Public Records Request of Albert Brien: Attorney Rodio noted that the WHA, in a timely manner, provided all of the requested information that Mr. Brien was entitled to.

13. New Business

- A. Presentation of two Gerard Frappier/WHA Scholarships – Taken out of Order
- B. The Chairman asked for a motion to approve Resolution #1142, Acceptance of Amendment of WHA Flat Rent Schedule. A motion was made by Commissioner Baldelli and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Dubois

- C. The Chairman asked for a motion to approve Resolution #1143: Acceptance of Table of Maximum Rents. A motion was made by Commissioner Baldelli and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Dubois

#### 14. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Baldelli and seconded by Commissioner Anthony at 5:35 p.m.

Roll call vote was unanimous.

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Patrick A. Morganelli  
Executive Director